

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen Gyor AICP, Case Manager
Joel Lawson, Associate Director Development Review

DATE: March 4, 2014

SUBJECT: BZA Case 18727, 2840 Belair Place NE, variance relief to construct a single family detached dwelling on a vacant lot

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 401.1 Lot Area (4,000 sf. min. required, 2,228 sf. existing, 2,228 sf. proposed);

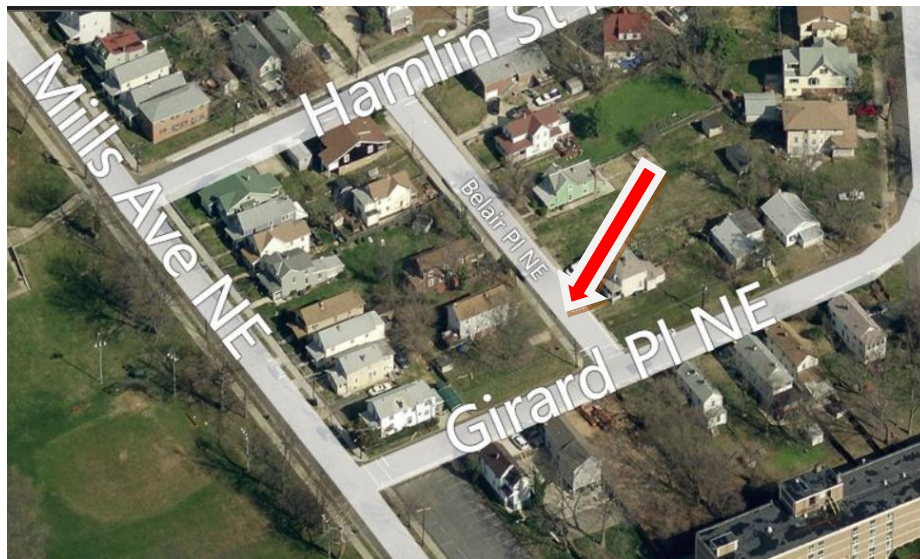
II. LOCATION AND SITE DESCRIPTION

Address	2840 Belair Place NE
Legal Description	Square 4251, Lot 15
Ward	5
Lot Characteristics	The lot is rectangular and is approximately 83 ft. deep and 42 ft. wide along the Belair Place NE frontage. Prior to 1958, Lot 15 existed as Lot 10. Lot 10 was included in a 1969 subdivision which increased the size of Lot 10 and renamed it Lot 15.
Zoning	R-1-B – Permits matter-of-right development of single-family residential uses for detached dwellings
Existing Development	The property is currently vacant.
Historic District	<i>Not applicable</i>
Adjacent Properties	Adjacent properties include detached and semi-detached single family homes.
Surrounding Neighborhood Character	The surrounding area is largely comprised of detached and semi-detached single family homes.

III. APPLICATION IN BRIEF

The Applicant proposes to build a detached three-story single family house on a vacant lot. The lot is located in the R-1-B district, which permits matter-of-right residential development of single-family detached structures. The project would include one garage parking space. The application includes drawings, elevations and plans showing the proposed single family detached home. The

existing lot does not meet minimum lot area requirements. In addition, the proposal would include a curb cut 30 ft. from the corner of Belair Place and Girard Place NE, which would not meet the minimum 60 ft. distance required by the District Department of Transportation (DDOT). The Applicant confirmed that the basement would not include an Accessory Dwelling Unit.



Subject Property

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

R-1-B Zone	Regulation	Existing	Proposed	Relief
Lot Area § 401	4,000 sf. min.	2,228 sf.	2,228 sf.	Relief required

V. OFFICE OF PLANNING ANALYSIS

a. Variance Relief from § 401 (Lot Area)

i. Exceptional Situation Resulting in a Practical Difficulty

The subject lot was created prior to the area requirements of the existing regulations and its area and width are in proportion to the other lots in this section of the square. Because the subject property is not adjacent to other vacant lots under common ownership, there is no opportunity for the Applicant to create a conforming lot.

ii. No Substantial Detriment to the Public Good

OP does not anticipate that the proposal would cause a substantial detriment to the public good. The relief would permit the development of a single-family detached structure, which is permitted by right in the R-1-B zone. The Proposal would provide infill development consistent with the surrounding neighborhood and would close a long vacant gap in the street pattern while improving the streetscape of Belair Place NE.

The proposal would include a curb cut 30 ft. from the corner of Belair Place and Girard Place NE, and would not meet the minimum 60 ft. distance required by DDOT. The location of the proposed curb cut would require approval by the DDOT Public Space Committee. In addition, the garage would be located at the front of the structure, which is contrary to the character of the neighborhood. OP strongly encourages the Applicant to consider alternative locations for both the proposed curb cut and the garage.

iii. No Substantial Harm to the Zoning Regulations

The relief could be granted without impairing the intent, purpose, and integrity of the Zoning Regulations. While the regulations require that the lots meet a minimum size threshold, permitting construction of the detached dwelling would not allow an intensity of development at odds with the intent of the zoning regulations.

VI. COMMUNITY COMMENTS

As of this writing, OP has not received comments from the ANC or the neighbors.